

EVIDENCE BASE

FOR THE SAHAM TONEY NEIGHBOURHOOD DEVELOPMENT PLAN 2017 - 2036



VOLUME 9

REASONED JUSTIFICATION FOR POLICY 6: HERITAGE ASSETS

THIS IS PRESENTLY AN ABRIDGED VERSION OF THE FULL REASONED JUSTIFICATION FOR POLICY 6

1. INTRODUCTION

Saham Toney is an ancient village with evidence of habitation dating back to well pre-Roman times. The Norfolk Heritage Explorer Record (which is an online resource providing data from Norfolk County Council's Historic Environment Record) currently lists 152 assets of significance in Saham which are spread widely across the parish, as collated in Policy Maps 2 and 3 and The Saham Toney Heritage Asset Register. The book "The Roman Invasion of Britain" (Graham Webster 1993) notes that there is evidence that Saham Toney was close to a significant Romano-British settlement. According to Archaeology UK's ARCHI database, there are twenty sites of registered archaeological interest within the parish of Saham. These range from the site of a Roman Camp at Woodcock Hall, an Iron-Age settlement site, an Anglo Saxon cemetery and sites, and the site of a monastery at Saham Hills. Given this history, Policy 6 reasonably stipulates the need for archaeological surveys of known/potential sites.

2. DESIGNATED HERITAGE ASSETS

2.1 There are 11 listed buildings in the Neighbourhood Area, as follows:

St George's Church, Saham Toney
Brick Kiln Farmhouse, Ovington Road
Gardener's Cottage
Meadow Farmhouse, Chequers Lane
Page's Place
Park Farmhouse, Hills Road
Post-Mediaeval barn, Richmond Road, west of White Hall
Saham Hall Farmhouse
The Lodge, Chequers Lane
The Old Rectory, Richmond Road
White Hall, Richmond Road

2.2 There are 2 scheduled monuments in the Neighbourhood Area:

Roman settlement at Woodcock Hall
High Banks (shared with Ovington parish)

3. NON-DESIGNATED HERITAGE ASSETS

3.1 The Saham Toney Heritage Asset Register lists Non-Designated Heritage Assets in the Neighbourhood Area, under one of three groups:

- i. Non-listed Heritage Buildings. The register includes both the non-designated buildings included in the Norfolk Historic Environment Record and other buildings that play a role in reinforcing a sense of local character and distinctiveness (as recommended by paragraph 5.64 of the emerging Local Plan), and/or that have historic, social or architectural significance in the Neighbourhood Area. Specific justification for the inclusion of each non-listed building as a non-designated heritage asset is given below.
- ii. Heritage Sites, all of which are taken from Norfolk County Council's Historic Environment Record;
- iii. Heritage Finds, all of which are taken from Norfolk County Council's Historic Environment Record.

3.2 The non-listed buildings included in Table 1 of the Saham Toney Heritage Asset Register as Non-Designated Heritage Assets are justified as such on the basis of assessment using the criteria defined in Table 1 of Historic England's Advice Note 7 "Local Heritage Listing", as listed below:

Criterion	Description
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a man-made landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.
Designed Landscape Interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
Social and Communal Value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place.

3.3 The assessment of each Non-Designated Heritage Asset building against these criteria is documented below:

<p>ASSET 51: Saham Hills Methodist Chapel, Hills Road</p> 	<p>Description: A primitive Methodist chapel opened in 1876, one of four dissenting chapels at the time. Some records suggest more than half of the village attended them although most burials were in the Parish Church. It is the most imposing building in Saham Hills.</p>	
	<p>Age ✓ Rarity ✓ Aesthetic interest ✓ Group value ✗ Archaeological interest ✗</p>	<p>Archival interest ✓ Historical association ✓ Designed landscape interest ✗ Landmark status ✓ Social and communal value ✓</p>
<p>Included in Norfolk County Council Heritage Record?</p>	<p>Justification for inclusion as a non-designated Heritage Asset</p>	
<p>No</p>	<p>Sufficiently satisfies Historic England's criteria</p>	

<p>ASSET 52: Broom Hall, Richmond Road</p> 	<p>Description: A Victorian house constructed by Edward Grigson circa 1836, standing in 17 acres with the remains of an ornamental lake. It was owned by Mr Horace Neville Wells-Cole – who is remembered in the name of the village Community Centre. It was converted to a fee-paying junior school in the 1960s and subsequently to its present use as an hotel.</p>	
	<p>Age ✓ Rarity ✗ Aesthetic interest ✗ Group value ✗ Archaeological interest ✗</p>	<p>Archival interest ✓ Historical association ✓ Designed landscape interest ✓ Landmark status ✗ Social and communal value ✓</p>
<p>Included in Norfolk County Council Heritage Record?</p>	<p>Justification for inclusion as a non-designated Heritage Asset</p>	
<p>No</p>	<p>Sufficiently satisfies Historic England's criteria</p>	

<p>ASSET 53: Alms Cottage, opposite the Old Rectory</p> 	<p>Description: These almshouses were built by the Rev W H Parker in 1859, using £400 obtained from the money earned from demolishing earlier almshouses in Low Road (now Ploughboy Lane). They are now in private hands but were originally controlled, with "young" widows not being considered suitable.</p>	
<p>Age ✓ Rarity ✗ Aesthetic interest ✓ Group value ✗ Archaeological interest ✗</p>	<p>Archival interest ✓ Historical association ✓ Designed landscape interest ✗ Landmark status ✗ Social and communal value ✓</p>	
<p>Included in Norfolk County Council Heritage Record?</p>	<p>Justification for inclusion as a non-designated Heritage Asset</p>	
<p>No</p>	<p>Sufficiently satisfies Historic England's criteria</p>	

<p>ASSET 54: Bristow's Tower Mill, Ovington Road</p> 	<p>Description: When built in 1826 by John Bristow, miller and farmer, this was a six storey 50' brick mill with a Norfolk boat shaped cap gallery. The patent double shuttered sails drove an 8' 6" great spur wheel. By 1960 the mill was in a serious state of deterioration and during its conversion to a private dwelling, the cap was replaced by castellated brickwork and the tower was given an off white pebble dash finish. By 1981 single storey rooms had been added around the base of the tower.</p>	
<p>Age ✓ Rarity ✓ Aesthetic interest ✓ Group value ✗ Archaeological interest ✓</p>	<p>Archival interest ✓ Historical association ✗ Designed landscape interest Landmark status ✓ Social and communal value ✓</p>	
<p>Included in Norfolk County Council Heritage Record?</p>	<p>Justification for inclusion as a non-designated Heritage Asset</p>	
<p>No</p>	<p>Sufficiently satisfies Historic England's criteria</p>	

<p>ASSET 55: Hunt's Farm</p>  <p>Source: Saham Heritage</p>	<p>Description:</p> <p>Hunts is a typical 18th Century Gentlemen's clay lump Farm House, dating from 1746. A number of the windows were bricked up due to window tax, and have remained in this state.</p> <p>The original house had 3 floors, with servant quarters in the roof, and 3 window dormers, plus an original cellar and pumped water supply. But during rebuilding after a serious fire in 1921 the cellar was filled in and the roof reconstructed without the dormers, but with a lot of original beams and brickwork. There has been speculation that the long barn at Hunts Farm was originally constructed by Napoleonic prisoners of war but there is no documentation proving this, although such prisoners were used as farm labour in Norfolk during the period the farm was constructed.</p>	
	<p>Age ✓</p> <p>Rarity ✗</p> <p>Aesthetic interest ✗</p> <p>Group value ✗</p> <p>Archaeological interest ✗</p>	<p>Archival interest ✓</p> <p>Historical association ✓</p> <p>Designed landscape interest ✗</p> <p>Landmark status ✗</p> <p>Social and communal value ✗</p>
<p>Included in Norfolk County Council Heritage Record?</p>	<p>Justification for inclusion as a non-designated Heritage Asset</p>	
<p>Yes: Record No. 30608</p>	<p>Deemed by Norfolk County Council to be of sufficient value to include in its heritage records</p>	

<p>ASSET 56: Parker's Church of England Primary School</p> 	<p>Description:</p> <p>Still used as a school, the building dates in part from the 1840's. Saham Toney was unusual in having a number of schools, one of which, Goffe's Endowed School, was established as early as 1612. Following a series of "School Sites acts" in the mid-19th Century, the "Parliamentary Acts for the Education of the Poor." made provision for new schools. As a result, Mrs Parker, wife of the then Vicar, endowed the Church of England Girls' School in 1874. The present Parker's School was the result of amalgamating the Boys' and Girls' Schools in the 1930s.</p>	
	<p>Age ✓</p> <p>Rarity ✗</p> <p>Aesthetic interest ✓</p> <p>Group value ✗</p> <p>Archaeological interest ✗</p>	<p>Archival interest ✓</p> <p>Historical association ✓</p> <p>Designed landscape interest ✗</p> <p>Landmark status ✗</p> <p>Social and communal value ✓</p>

Included in Norfolk County Council Heritage Record?	Justification for inclusion as a non-designated Heritage Asset	
Yes: Record No. 57250	i) Deemed by Norfolk County Council to be of sufficient value to include in its heritage records; ii) Sufficiently satisfies Historic England's criteria	

ASSET 57: The Terrace, Richmond Road 	Description: Construction is clay lump within a brick shell. A row of 15 terrace cottages, dating from approximately 1860, and supplied with water by two shared wells. Evidence suggests they were constructed by Mr Brighten Hardy, a brick and tile-maker and farmer who employed 17 labourers for whom The Terrace was most probably constructed. The Terrace housed the village Post Office - built specifically for the purpose and so larger than the other houses - from at least World War 1 till its closure in 2013.	
	Age ✓ Rarity ✗ Aesthetic interest ✓ Group value ✓ Archaeological interest ✗	Archival interest ✓ Historical association ✓ Designed landscape interest ✗ Landmark status ✓ Social and communal value ✓
Included in Norfolk County Council Heritage Record?	Justification for inclusion as a non-designated Heritage Asset	
No	Sufficiently satisfies Historic England's criteria	

<p>ASSET 58: The Old Bell Inn, Bell Lane</p> 	<p>Description:</p> <p>A public house, it was first licensed in 1789, but there is earlier reference to a pub run on the site by one John Hills in 1732. It was originally a row of cottages apparently known at times as “The Bells” It is the last of Saham Toney’s eight pubs to survive and retains original features such as bread ovens and a staircase.</p> <table border="1" data-bbox="592 414 1321 790"> <tr> <td>Age ✓</td> <td>Archival interest ✓</td> </tr> <tr> <td>Rarity ✗</td> <td>Historical association ✓</td> </tr> <tr> <td>Aesthetic interest ✗</td> <td>Designed landscape interest ✗</td> </tr> <tr> <td>Group value ✗</td> <td>Landmark status ✓</td> </tr> <tr> <td>Archaeological interest ✗</td> <td>Social and communal value ✓</td> </tr> </table>	Age ✓	Archival interest ✓	Rarity ✗	Historical association ✓	Aesthetic interest ✗	Designed landscape interest ✗	Group value ✗	Landmark status ✓	Archaeological interest ✗	Social and communal value ✓
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<p>Included in Norfolk County Council Heritage Record?</p>	<p>Justification for inclusion as a non-designated Heritage Asset</p>										
<p>Yes: Record 49830</p>	<p>i) Deemed by Norfolk County Council to be of sufficient value to include in its heritage records; ii) Sufficiently satisfies Historic England's criteria</p>										

<p>ASSET 59: Saham College, Richmond Road</p> 	<p>Description:</p> <p>It is a handsome structure in the Elizabethan style that was originally an agricultural and commercial school, erected at great cost in 1852 by the Rev. W. H. Parker. On closure in 1918/19 it was divided into two dwelling houses, but earlier housed a convenient residence for the master in the centre of the building and a lofty and well-ventilated school room on the south side, with a library attached to it, and opened into a play ground of nearly three acres in extent. On the north side was a large dining room, kitchen, store room, etc. The bedrooms were light and airy, and had accommodation for 30 boarders.</p> <table border="1" data-bbox="592 1458 1321 1839"> <tr> <td>Age ✓</td> <td>Archival interest ✓</td> </tr> <tr> <td>Rarity ✓</td> <td>Historical association ✓</td> </tr> <tr> <td>Aesthetic interest ✓</td> <td>Designed landscape interest ✗</td> </tr> <tr> <td>Group value ✗</td> <td>Landmark status ✓</td> </tr> <tr> <td>Archaeological interest ✗</td> <td>Social and communal value ✓</td> </tr> </table>	Age ✓	Archival interest ✓	Rarity ✓	Historical association ✓	Aesthetic interest ✓	Designed landscape interest ✗	Group value ✗	Landmark status ✓	Archaeological interest ✗	Social and communal value ✓
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